091.0	0002	0016.F	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	827,400	/	827,400
USE VALUE:	827,400	/	827,400
ASSESSED:	827,400	/	827,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		KNOWLES FARM CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAIN JOSHUA W
Owner 2:	BRAIN MAURA MORAN
Owner 3:	
Street 1:	14 KNOWLES FARM CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORAN JOHN J & KATHLEEN A -
Owner 2:	-
Street 1:	14 KNOWLES FARM CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,660 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1860, having primarily Clapboard Exterior and 2256 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6660.000	393,500		433,900	827,400
Total Card	0.153	393,500		433,900	827,400
Total Parcel	0.153	393,500		433,900	827,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.76 | /Parcel: 366.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	274017
GIS Ref	
GIS Ref	
Insp Date	11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0002-0016.F

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,500	0	6,660.	433,900	827,400	827,400	Year End Roll	12/18/2019
2019	101	FV	300,700	0	6,660.	440,100	740,800	740,800	Year End Roll	1/3/2019
2018	101	FV	300,700	0	6,660.	328,500	629,200	629,200	Year End Roll	12/20/2017
2017	101	FV	300,700	0	6,660.	297,500	598,200	598,200	Year End Roll	1/3/2017
2016	101	FV	300,700	0	6,660.	285,100	585,800	585,800	Year End	1/4/2016
2015	101	FV	284,000	0	6,660.	241,700	525,700	525,700	Year End Roll	12/11/2014
2014	101	FV	284,000	0	6,660.	229,300	513,300	513,300	Year End Roll	12/16/2013
2013	101	FV	247,400	0	6,660.	218,200	465,600	465,600		12/13/2012

!15304!

PRINT

Date	Time
12/11/20	05:02:37

LAST REV

Date	Time
07/11/19	15:00:57
apro	
15304	

USER DEFINED

Prior Id # 1:	58494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN JOHN J &	47626-218		8/14/2006	Family	1	No	No		
	13745-240		7/1/1979		26,578	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2012	1675	Manual	17,076	C				
4/19/2012	512	Addition	130,000					renovate kitchen,
4/19/2012	511	Foundati	15,000					foundation for pro
11/23/2010	2334	Redo Bat	14,440					
1/12/2005	49	Foundati	10,000			G7	GR FY07	MOVE EXISTG HOME T

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
6/12/2013	Info Fm Prmt	BR	B Rossignol
4/11/2013	Info Fm Prmt	MM	Mary M
12/10/2008	Meas/Inspect	189	PATRIOT
5/17/2006	Data Entry	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6660		Sq. Ft.	Site		0	70.	0.93	5									433,860						433,900	

Total AC/HA:	0.15289	Total SF/SM:	6660	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	433,860	Spl Credit		Total:	433,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20555556
Const Adj.:	0.99989998
Adj $ / SQ:	150.679
Other Features:	102524
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483365
Depreciation:	89906
Depreciated Total:	393459

COMMENTS

ORIGINAL #91 HEMLOCK MOVED FROM HEMLOCK ST TO LOT# 7 & BECAME #14 KNOWLES FARM CIR IN 2005. SEE SUBDIVISION PLAN, KNOWLES FARM CIRCLE DATED 01/17/2005,RECORDED 1/18/2005, 2005-62.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

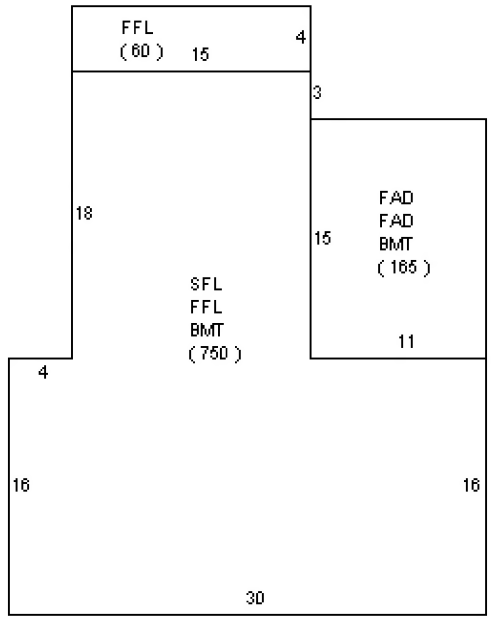
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.75
Special Features:	0	Val/Su Net:	140.29
Final Total:	393500	Val/Su SzAd	208.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	915	56.960	52,115
FFL	First Floor	810	150.680	122,050
SFL	Second Floor	750	150.680	113,010
FAD	Addition	330	150.680	49,724

Net Sketched Area:	2,805	Total:	336,899
Size Ad	1890	Gross Are	2805	FinArea	2256
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0002-0016.F

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	